



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Andrea Gregory, Chair
Dr. Ira Bennett, Vice Chair
Anne Bilsbarrow
Charles Buss
Charlie Lee
Lauren Proper
Brenda Shears
Scott Solliday
Korri Turner

**TEMPE HISTORIC
PRESERVATION
OFFICE**

John Larsen Southard
Mark Vinson, FAIA
Hansen
Wm. "Billy" Kiser, M.A.

The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, December 11, 2014

Location: Hatton Hall, 34 E. 7th St., Tempe

Commissioners Present: Anne Bilsbarrow, Chuck Buss, Andrea Gregory, Charlie Lee, Lauren Proper, Brenda Shears, Scott Solliday, Korri Turner

Staff Present: Hansen, Ryan Levesque, Billy Kiser, Shannon Selby, Jared Smith, John Larsen Southard, Mark Vinson

Public Present: Carol Berg, Michael Brekka, Lane Carraway, Amy Douglass, Bob Gasser, Karyn Gitlis, Rob Lane, Joe Nucci, Ann Patterson, Chris Shears, Stu Sieffer, Manjula Vaz, Nore' Winter

Call to Order: 6:10 P.M., Andrea Gregory, Chair

1. Call to Audience: NO REPLY

2. Approval of HPC Minutes 10/09/2014

MOTION [PROPER]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 10/09/2014, SECOND [SOLLIDAY], APPROVED 8-0.

3. Introduction of New Tempe Historic Preservation Officer

- John Larsen Southard, overview of personal and professional background
- Mark Vinson, overview of Tempe recruitment process for new HPO

4. Public Hearing – Hayden House Project

- Southard: overview of request for amendment to prior development proposal for Mill & Rio Salado Project (Hayden House)
- HPC's jurisdiction only involves the portions of the structure designated historic and not specifically excluded by language in the designation (see color-coded map in agenda packet – orange portion is that which is under HPC purview)
- As proposed, development will encroach on the designated historic property and therefore **requires** HPC approval, not just an HPC recommendation.
- Planned area development (PAD) overlaps historic portion of 1873-1924 C. T. Hayden House and therefore falls within HPC jurisdiction.
- Applicants' rehabilitation plan cites 1924 as period of focus, representing the transition of the property from Hayden family usage to restaurant use. 1873-1943 is broader historic period of significance for rehabilitation plan.
- Southard: There is not sufficient information on historic significance or integrity of the 1924 structural components of the Hayden House for HPC to vote for approval of PAD
- Southard: HPO suggests that HPC consider forming a subcommittee to further investigate proposal as this would allow thorough review by HPC members from various disciplines
- HPO acknowledges that the PAD approval process – particularly in a case such as this when a restaurant tenant has not yet been located – presents challenges to both the developer and HPO/HPC
- Developer must more accurately project what will be done to the historic structure during redevelopment process

- City ordinance requires HPC approval before final approval can be obtained
- Manjula Vaz: Development team diverges from HPO regarding need for approval. Vaz proposes a public hearing without formal HPC action (i.e., a continuance of agenda item). Vaz requests that development team give presentation on project to be followed by HPC discussion.
- Michael Brekka overview of development team's history with historic preservation and prior development projects
- Nore' Winter PowerPoint presentation: "Hayden House Rehabilitation Plan"
- Objective is to capture the spirit of the Hayden House's changes over time
- Overview of post-1924 aerial photos and property features, historic chronology of property, overview of Sanborn Maps: 1890, 1893, 1898, 1901, 1911, 1915, 1927
- Discusses existence of adobe wall fragments within the compound that have lost historic integrity
- Development team sees South wall of compound as part of warehouse structure, not historic 1924 Hayden House renovation
- Overview of SHPO Jim Garrison's sketch plan of Hayden House at time of NR designation; development team asserts that portions of 1924 Evans restoration had already been removed at the time of Garrison's rendering, as such, development team believes South wall of compound has lost historic integrity and significance
- Historic photos will be used by development team to create architectural renderings
- Discussion of interior house features
- Winter: Believes original L-shaped structure is the portion of the property that retains integrity and is what should be restored/preserved
- Development team will follow Secretary of the Interior's rehabilitation standards when constructing new additions to property
- Preservation strategy: restore original adobe rooms, retain one-story form, recreate open courtyard, remove elements that detract from historic integrity (including South wall additions), add new supporting wing "in the spirit of what existed historically"
- Chris Shears (lead architect) presents Illustrative Context Plan; explains design strategies, structural orientations, concept renderings, and adaptive reuse
- Hensel Phelps Construction Co. representative (Greg) discusses steps to be taken during construction process to prevent damage to Hayden House from ground vibration and demolition of non-historic elements.
- Below-grade parking garage to extend 32'-34' below surface, and will cover the entire property, except beneath the historic structure. Below-grade cut to be made 15'-17' from historic structure.
- Description of systems to be used to protect Hayden House while below-grade construction is being conducted – minimization of vibration risk.

(END OF DEVELOPMENT TEAM PRESENTATION; BEGINNING OF Q&A)

- Bilsbarrow: inquires about structural studies, soil analysis, and archaeological investigations, stressing that this information must be made available to HPC before any approval can be granted
- Vaz: Developers will work with city staff (Southard, Vinson, Levesque, Nakagawara) to create a formal request for HPC approval with appropriate conditions
- Southard: HPO will review and make a recommendation to HPC regarding approval of PAD
- Mechanical equipment for future restaurant to be placed in the new addition to avoid impeding on historic structure
- Bilsbarrow: will construction comply with city codes on unreinforced buildings? A: structural analysis is part of this process; such issues will be addressed; all of this is within existing building codes and there is no concern on the city's part in this regard
- Gregory: Is there a historic property management plan for property maintenance after project is completed? A: There will be a maintenance handbook.

- Bilbarrow: Asks for clarification on location of underground parking. A: There will be three levels (approx. 1200 spaces) to cover the entire site. This complies with city code and office space leasing requirements.
- Solliday: What materials other than adobe were used in 1924 Evans restoration? A: Wood frame.
- Discussion of site plan, and possible options for usage: dining, patios, entrances, etc.
- Gitlis: Asks for clarification of courtyard configuration in relation to original courtyard. A: Courtyard has changed over time since 1890s, as shown in Sanborn maps. Restoration of courtyard will be an “informed interpretation” of the structure’s change over time. It will not be a literal representation of the courtyard at any one point in time.
- Audience members: Water fountain should be saved as community associates this with Monti’s and the Hayden House. A: Fountain will be retained; discussion of strategies for moving it during construction.
- Gasser: 30’-35’ deep parking lot located 15-17’ from historic building could cause a collapse – stresses need for soil and geotechnical analysis in order to determine feasibility
- Construction team: Preliminary soil analysis indicates bedrock to be approx. 80’ deep and therefore unstable soil should not become an issue; additional core sampling and geotechnical analysis to be conducted
- Lee: Stresses importance of saving any adobe bricks that may be removed from wall fragments during construction process; audience: these bricks could be displayed at the new site and/or donated to the Tempe History Museum, to serve as interpretive devices for Hayden House history.
- Q: What is the theme/branding concept for the new development? A: Still under consideration, no determinations have been made, but entire property will be upscale.
- Southard: Overview of zoning overlays on site; all non-adobe components south of 1873-1924 building / courtyard are excluded from HPC review
- Southard: HPC must determine what it deems is significant, has historic integrity, and is feasible to save within the 1873-1924 structure, over which HPC has purview. Some components may lack integrity or not be feasible to preserve.
- Shannon Selby: Statement on City of Tempe economic development objectives; states that current development team was strategically sought out by the city for this project
- Gregory: Question re: city’s tax exemption arrangements with developer. Vaz: Provides overview of agreement; city will get conservation and pedestrian easements on property.
- Selby: Overview of economic benefits to city. 8-year tax abatement is a \$5.6 million benefit to developer. City benefits from construction, taxes, etc. will be approx. \$14.3 million. Developer is contributing \$100,000 to Tempe public schools. Monti’s property tax is currently about \$100,000; new development project will eventually yield 44x this amount.
- Audience: Stu Sieffer comments on 1973 Mill Avenue development that resulted in unexpected demolition of numerous historic structures; concern that this may occur again.
- Brekka: Overview of procedures in place to ensure that historic property is not lost during redevelopment.
- Gasser: Is the 1924 adobe wall on the west end of the courtyard still there? Southard: This has not yet been determined; additional research needed.
- Development team: Rehabilitation and stabilization will leave Hayden House in better condition than its current state.
- Proper: Overview of HPC needs moving forward. Requests detailed development plan to be provided for review, once geotechnical screening and archaeological investigations have been conducted. Asks for comparative analysis of previous PAD and revised PAD. Requests that names be provided of the companies to be involved in demolition. Requests additional information on the zoning overlays on the parcel.
- **MOTION [SOLLIDAY]: To continue this agenda item.**
- **SECOND [SHEARS]. Approved, 7-0.**

5. Public Hearing – Eisendrath House ADA Historic Building Exemption – Alternative Requirement Request

- Southard: Overview of Eisendrath House improvement project
- Issue of ADA accessibility and elevator on SE side of building
- Overview of ADA historic property exemptions
- Elevator would require modifications to historic adobe architecture, the primary historic characteristic of the Eisendrath House
- Exterior elevator tower would detract from historic integrity/significance of property
- Overview of Vinson architectural renderings of property with and without elevator tower
- Vinson submits written request for ADA Historic Building Exemption to allow for a floor-to-floor interior wheelchair lift to provide access to second level. Proposal conforms with all ADA and legal requirements.
- City of Tempe ADA compliance specialist Michele Stokes recommends (via email) approval of Vinson proposal
- HPO Southard recommends HPC approval of proposal, which submits project to SHPO for final approval
- **MOTION [BILSBARROW]: That HPC approve proposal for ADA historic building exemption allowing for an interior floor-to-floor wheelchair lift and recommend SHPO approval. SECOND [SOLLIDAY]. APPROVED, 7-0.**

6. Discuss & Consider Graduate Student Intern Program Projects

- Kiser: Research is ongoing for NRN district property tax data
- Kiser: Conducting research on Hayden House
- Southard: Future projects for intern Holly Solis TBD

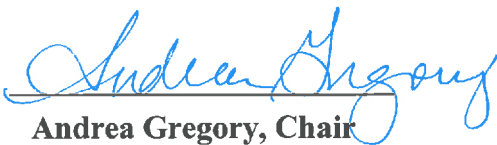
7. Discuss and Consider Chair/Staff Updates:

- Southard: Moeur Park National Register nomination has been approved; property is now listed in the National Register of Historic Places.

8. Current Events / Announcements / Future Agenda Items

- Lisa Roach invites HPC members to attend THPF holiday gathering at Casey Moore's on December 17th, at 6:00 p.m.
- Nucci: The Gonzales-Martinez House has a new roof on it and is currently being inhabited. Asks that this be a future research project for HP interns.

Meeting adjourned at 8:30 PM



Andrea Gregory, Chair

-minutes scheduled for HPC approval on 01/08/2015

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.